



GRASSROOTS
REALTY GROUP

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160 Citadel Meadow Grove NW
Calgary, Alberta

MLS # A2213268



\$809,900

Division:	Citadel		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,058 sq.ft.	Age:	1997 (28 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Heated Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, City Lot, Cul-De-Sac, Gazebo, Landscaped, Lawn, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Stone Counters, Vinyl Windows		

Inclusions: NA

***OPEN HOUSE SUNDAY MAY 4 FROM 1PM-3PM. Welcome to 160 Citadel Meadow Grove NW. Nestled in the highly sought-after community of Citadel, this lovingly maintained home is a rare gem. Offering over 2,900 sq ft of living space on a spacious pie-shaped lot, it features a sunny south-facing backyard with a stunning two-tiered Trex deck—perfect for relaxing or entertaining, with zero maintenance required. Proudly owned by the original homeowner for 27 years, this home has been thoughtfully updated throughout, including: A modernized kitchen with granite countertops and premium stainless steel Bosch appliances, New furnace(2019), hot water tank(2019), and central A/C (2019) All new windows (2022) New front and patio doors (2022) Newer roof (2015), Heated garage, Motorized Blinds throughout. Inside, the main floor features a welcoming foyer, a formal dining room, a spacious kitchen with a breakfast nook, and a bright living room. Upstairs, you’ll find three generously sized bedrooms, including a primary retreat with an updated ensuite, plus a beautifully renovated main bathroom, and a spacious bonus room—ideal for a home office, playroom, or cozy movie nights. The fully finished basement with 9 Ft ceilings adds even more value with a large recreation room and a fourth bedroom—ideal for guests, teens, or a hobby area. And it’s not just the home that shines—the location is unbeatable. You’re within walking distance to schools, parks, shopping, restaurants, transit and more. This is your chance to own a truly turnkey home in one of Calgary’s most beloved family neighborhoods. Don’t miss out—homes like this in Citadel don’t come around often!

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